

Tom Busa, Richard Bowen, Karen Dunn, Steven Steele, Elizabeth McClung, David Powell, Paul Mortenson, Ben Thomas, Victor Garofalo – Finance Director, Treasurer/Collector.

Minutes:

10/22/15

Richard Bowen recommends approval

Tom Busa second

8-0-0

Planning Board -Glenn Garber and Amy Lloyd

- Glenn Garber: landowner petition came in the very last minute, not much time to analyze. Talked once at public meeting, once at meeting Tuesday night
- Planning Board voted 4-0 to support it
- Simple amendment, to change front end zoning of Bedford Marketplace to general business.
- 2000 sq. ft. limit produced one case for a hardship variance, Learning Express, ended up with 7500 sq. ft.
- Sending every use to ZBA for hardship variance which is supposed to address soils, shape, topography of the lot
- Retail center : it's irrelevant, becomes a use variance
- Why not just bump up limited business code? It would go up everywhere
- Why not do that? Places where 2000 is appropriate, protective prefer modern zoning, commercial overlay, somewhere in between commercial and general business.
- Would rather take our time and do a good job
- Petitioner's attorney, petitioner would not fight attempts in the future to change it to an "in between" zoning. He possibly has someone in the pipeline.
- Big box starts at 50k. Supersize go 100k-250k sq. ft.
- Tried to be objective about whether there could be a big box store in the front.
- 40-45K is Marshall's and Whole Food
- 23K and 26K for each building in the current plan.
- Maybe a big store could take the whole building.
- Any change to the layout would make them start again in the regulatory process.
- Great Road overlay district in the future perhaps.
- Amy Lloyd: all were irritated that it came at the last hour, would rather analyze, take time but it's better than keeping a limited business.

- Dave: half the space have leases already quite a few residents at the public hearing, most speaking negatively in general about the new feel of the center, closeness to street, size, change in general
- Tom: 2000 sq. ft. operation, with overhead and taxes, almost impossible to stay in business
- Amy: this is not conducive to local, smaller store fronts, but there are other places we have that.
- Banks, restaurants, service companies have exceptions to the 2000 sq. ft. limit. Would likely have more banks.
- Elizabeth: impact to traffic?
- Amy: yes, there will.
- Dave: compatibility with master plan was brought up. Compatible?
- Amy: not what we envisioned, but we've been looking at all the business districts with the antiquated zoning.
- Glenn: in the broad themes it is compatible
- Paul: if they change zoning later there wouldn't be a move against it?
- Amy: yes, says the attorney. The owner would not have any objections to that.
- Paul: memories get short, way too quick to make this change. They have people lined up ahead of time, know what people need. I don't feel like we need to accommodate the last minute change.
- Glenn: they could have brought it forward this summer. I agree. It's not ideal this late in the game.
- Dave: seems they can make the project more attractive by not just filling with banks and restaurants.
- Ben: also concerned about traffic, but happy to have the change.
- Karen: hesitant from the way it unfolded.
- Section 11 will be withdrawn on the floor.
- Bill Moonan: voted against putting it on the warrant. have been a real estate developer. He knew exactly what the zoning was. some percolation certainly would have helped. Feels the zoning bylaw needs to be changed, maybe to 4000 sq. ft.
- Developer does not need it. He's looking to sell the whole thing to someone else. Trying to make it an easy sale.
- Saying some developer could buy it, tear it down, and build whatever size they want. Zoning would allow them by right. There is no problem, the developer didn't feel like it needed to be addressed, but it's a town-wide problem. Developer is in the quick turn-over business. Don't think the town should approve this.
- Tom: already for sale?
- Bill: have not seen this document. Town inspector says this is the case.
- Karen: torn. Taking an action with permanent implications. how it could affect what ultimately goes in.
- Paul: this one can wait. Why not wait.

- Dave: certain timeliness to what has been going on. 2008 sq. ft. for one store, will have to get variance.
- once the leases are up, 5-10 years down the road, there could be an issue
- What other retailers. Sporting good?
- Paul: must have known what could go in there beforehand.
- Elizabeth: if this owner is no longer here, what difference does it make if he agrees now?
- Paul: recognize it's not that he's a "greedy" developer
- Dave: new bylaw for a new zone, overlay is also time consuming
- Bill: the original zoning was deliberate. Smaller stores near road, bigger stores near back. when you approve something, it's forever. You cannot make it more restrictive. They say a better zoning bylaw is necessary; it might take a year or two.
- Dave Powell: move Finance Committees recommend approval of Article 3
- Tom Busa: second
- 4-4-0
- Tom Busa: motion to approve disapproval
- Paul Mortenson: second
- 4-4-0
- No position.
- **We will meet Monday at 7:20 meet to try a revote before STM.**
- Deadlocked? should stay with Dave to present
- If vote to disapprove: should be Paul.
- Could be new information at Town Meeting

Model

- Victor: No changes to the model at this point.
- After town meeting we will meet about roads (Roy) and special funds, balances to maintain.
- Focus on library
- People are getting the word that we can't have all of these funds. have really cut down.
- Next Tuesday, Victor will go with Tom to recreation
- Tom: it's the Selectmen's money. They don't understand why there is a Finance Committee liaison to the rec commission.
- Selectmen say nobody can touch the money except the Selectmen.
- Selectmen appointed committee, so they are in charge of the fund.
- Could reduce Selectmen's budget.
- Ben: recreation has rug money
- Victor: rug money, COA under Rec Commission, Youth and Family used for teen center. This won't be part of this discussion.
- four funds: daycare, rec revolving, Summer Adventures, Springs Brook Park
- As of 9/30, balances: \$30,837 for rug replacement
- Steve: rug was supposed to be funded by rentals.

- DPW was supposed to get funds from sports fees for ground maintenance at other fields
- Rosenberg said 40K per year should go to rug replacement
- \$18,981 was all fees for rentals
- Ben: wants someone tasked with actively seeking rentals and tracking rentals.
- Tom: we have 3 people now.
- Ben: all accounts need to have a plan and a target number
- Tom: cemetery fund?
- Victor: they have to expand the cemetery. They'll need to use that fund

Other Meetings:

- Paul: DPW: vehicle requests around 200K
- Road grade around 62, goal of 70.
- Rich: 25 miles of road are in the lowest classes, have been so for 6 years. One fewer mile in that class than 6 years ago. It's not being addressed. It's declining very rapidly. 1/3 of the roads are well below acceptable.
- Elizabeth: also want to know about the tie in with water line replacement
- Motion to Adjourn: Paul Mortenson
- Second: Ben Thomas
- 8-0-0